

Recommendation Report for Planning Permission

REF NO: Y/12/20/PL

LOCATION: 6 and 7
West View Drive
Yapton
BN18 0JR

PROPOSAL: Conversion of 2 No. flats into 1 No. single dwelling house together with single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for the Conversion of 2 No. flats into 1 No. single dwelling house together with single storey rear extension. The proposed rear extension would be approx. 3m in depth and 10m in width with a flat roof proposed of approx. height 3m. The proposed roof would have a ply membrane. A window and sliding doors are proposed for the rear elevation. Proposed materials would consist of vertical cedar boarding.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front garden is open fronted with a close boarded wooden fence along the south side varying in height from 1.2m at the front to 1.8m at the rear. The rear garden is enclosed by a fence and hedge approximately 1.8m high.
SITE CHARACTERISTICS	Semi-detached 2 storey dwelling divided into 2 flats. Rendered elevations with a front bay window on ground and first floor with a tiled roof. Hard surfaced parking in front garden area. Long back garden with detached shed at the end.
CHARACTER OF LOCALITY	Mixed character residential area.
No relevant planning history	

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

Yapton Parish Council- No objection

No letter of representation has been received

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Engineers (Drainage)

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Southern Water Planning

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Southern Water- No objections

Engineers comments- No objections subject to the imposition of a number of conditions should permission be granted.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted - a condition on drainage is not considered necessary as a similar sized extension could be built once the dwelling had been converted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy BB1 of the Yaptonton Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy BB1 of the Yaptonton Neighbourhood Plan

VISUAL AMENITY AND CHARACTER OF THE AREA

The locality of the application site is populated by dwellings of mixed characters and appearances. They

are reasonably uniform with regard to their building line, as most dwellings have front parking areas, which allows them to be set back from the street scene.

The extension is single storey and would be located at the rear of the dwelling. It would have a lower ridge height than the existing property and be unseen from the public realm. The materials of the extensions are not specified on the plans but as they are to the rear a condition is not necessary due to lack of impact on amenity/character. The development would retain an acceptable distance to plot boundaries and would not appear out of keeping or overly dominant in the street scene. The extensions would be in keeping with the character of the area which is derived from a mix of detached properties of varying style, height and design. The design of the proposed extension would be similar to those of existing properties.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

RESIDENTIAL AMENITY

The development would not extend significantly beyond the rear elevation of No. 4 & 5 to the North and would not result in any materially adverse effects on residential amenity by reason of overlooking or overbearing effects. The proposed would run the full width of the dwelling. A gap of approx. 1m would be provided between the southern side of the extension and the side boundary and this is considered adequate with regard to loss of light and outlook and overbearing impacts.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

HOUSING LAND SUPPLY

The LPA has a 2.9 year HLS and whilst the loss of one further unit is regrettable it would have no material impact on supply.

PARKING

The parking provision remains as existing (2 spaces) and this is acceptable as one dwelling would not typically create more parking demand than the existing two flats.

CONCLUSION

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of

property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Location block and site plan 1, Floor plans as existing 1.01, Elevations as sections as existing 1.02, Floor plans as proposed 2.01, Elevations as proposed 2.02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS

scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory

undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development". Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: developerservices@southernwater.co.uk

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.